

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- REFER TO SHEET P-6.1 FOR ON-SITE PAVING DETAILS.
- REFER TO CONSTRUCTION PLANS FOR ON-SITE SIDEWALK RAMP DETAILS.
- 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF TROY CURRENT STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
- THIS SITE DRAINS TO PROPOSED UNDERGROUND DETENTION SYSTEMS.

LEGAL DESCRIPTION

PARCEL ID 68-20-21-326-012
(Per First American Title Insurance Company Order #57019174)

Land Situated in the City of Troy in the County of Oakland in the State of Michigan:

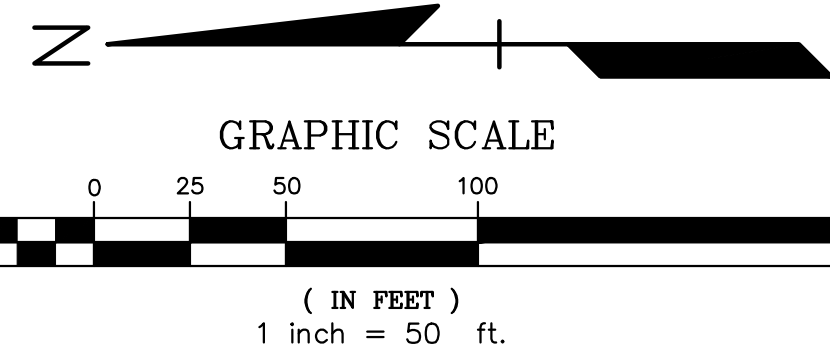
Real property in the City of Troy, County of Oakland, State of Michigan, described as follows: All that part of the Southeast 1/4 of the Southwest 1/4 of Section 21, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as commencing at the Southwest corner of said Section 21; thence North 87°28'55" East along the South line of said Section 21, a distance of 1803.74 feet and North 02°31'05" West, 733.14 feet to the point of beginning; thence North 79°31'26" West, 370.39 feet to a point on the Easterly right-of-way line of Wilshire Drive (120' wide); thence along a curve to the left a distance of 58.26 feet (having a radius of 510.00 feet and a chord bearing and distance of North 01°14'53" East 58.22 feet); thence North 02°01'28" West, 105.29 feet; thence North 77°34'16" East, 10.70 feet; thence North 88°05'10" East, 213.71 feet; thence along a curve to the left a distance of 67.44 feet (having a radius of 50.00 feet and a chord bearing and distance of North 49°28'44" East 62.44 feet); thence North 10°48'18" East, 174.77 feet; thence along a curve to the right a distance of 67.33 feet (having a radius of 43 feet and a chord bearing and distance of North 55°39'43" East, 60.66 feet); thence South 79°28'52" East, 238.80 feet to a point on the Westerly line of Interstate I-75; thence continuing along said Westerly line the following two courses: South 23°06'06" West, 258.44 feet and South 30°30'43" West, 238.41 feet to the point of beginning. Containing 3.49 Acres

CURB DROP AND RAMP LEGEND:

- CURB DROP AND RAMP 'TYPE P' (P)
CURB DROP AND RAMP 'TYPE R' (R)
CURB DROP AND RAMP 'TYPE D' (D)
CURB DROP ONLY (X)
REFER TO CONSTRUCTION PLANS FOR M.D.O.T. STANDARD RAMP DETAILS

SIGN LEGEND:

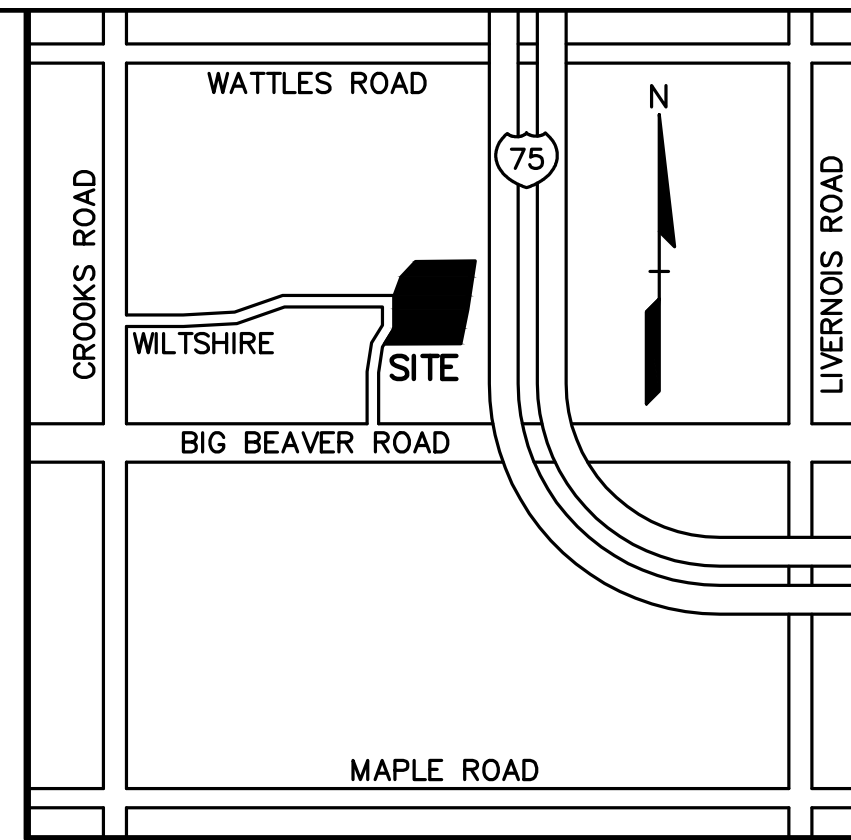
- 'NO PARKING FIRE LANE' SIGN (1)
'STOP' SIGN (2)
'BARRIER FREE PARKING' SIGN (3)
'PEDESTRIAN CROSSING' SIGN (4)
REFER TO SHEET P-6.1 FOR SIGN DETAILS



TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

PORTIONS OF THE PHASE I TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY NOWAK AND FRAUS ALTA/ACSM LAND TITLE SURVEY, JOB #3-9560-07, DATED AUG. 7, 2000

PROFESSIONAL ENGINEERING ASSOCIATES, INC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.



LEGEND

- IRON FOUND (I)
IRON SET (S)
NAIL FOUND (N)
NAIL & CAP SET (NC)
- BRASS PLUG SET (B)
MONUMENT FOUND (M)
MONUMENT SET (MS)
- SEC. CORNER FOUND (SC)
RECORDED (R)
MEASURED (M)
CALCULATED (C)

- EXISTING
-OH-ELEC-W- O: ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
-UG-CATV- U: UNDERGROUND CABLE TV, CATV PEDESTAL
-UG-PHONE- P: TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
-UG-ELEC- E: ELECTRIC U.G. CABLE, MANHOLE, WIRE & HANDHOLE
-GAS- G: GAS MAIN, VALVE & GAS LINE MARKER
-WATER- W: WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
-SEWER- S: SANITARY SEWER, CLEANOUT & MANHOLE
-STORM- ST: STORM SEWER, CLEANOUT & MANHOLE
-COMBINED- C: COMBINED SEWER & MANHOLE
CATCH BASIN (CB)
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED STRUCTURE (U)
SPOT ELEVATION (E)
AS BUILT ELEVATION (A)
CONTOUR LINE (C)
FENCE (F)
GUARD RAIL (GR)
STREET LIGHT (SL)
SIGN (S)
- CONC. CONCRETE
ASPH. ASPHALT
STANDARD DUTY
HEAVY DUTY
DEEP STRENGTH

REFERENCE DRAWINGS

- ELECTRIC: DTE OUTSIDE SALES MAP #313-388 RECEIVED 11/08/12
TELEPHONE: S.C. U.G. LOCATION MAP, P.E.A. OF MICHIGAN PLAN 98-802, DATED 10/23/86
GAS: CONSUMERS ENERGY GAS DIST. MAP 02-61-21-3, DATED 02/19/05
PETROLEUM: WOLVERINE PIPE CO. NO SERVICES LETTER DATED 11/08/12
CATV: COMCAST SERVICE SCHED. RECEIVED 11/08/12
FLOOD PLAIN: FEMA COMMUNITY PANEL #26125C0533F, DATED SEPTEMBER 29, 2006
OTHER: NOWAK AND FRAUS, ALTA SURVEY, DATED AUG. 7, 2000, JOB #3-9560-07

FLOODPLAIN NOTE:

SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0533F DATED SEPTEMBER 29, 2006.

ZONED: B-B
BIG BEAVER DISTRICT
(FORM BASED DISTRICT)

SITE DATA TABLE:

ZONING: EXISTING ZONING: B-B (BIG BEAVER DISTRICT)	
SITE AREA: GROSS AND NET SITE AREA = 9.397 ACRES (PHASE I AND II) 3.726 ACRES PHASE I 5.671 ACRES PHASE II	
FORM 'D' BUILDING SETBACKS (PHASE II ONLY):	
FRONT YARD:	REQUIRED 10 FEET PROVIDED 10.40 FEET MINIMUM (HAMPTON INN)
SIDE YARD:	0 FEET 12.50 FEET MINIMUM (HILTON)
REAR YARD:	40 FEET 241.65 FEET (HILTON)
BUILDING COVERAGE: MAXIMUM ALLOWABLE BUILDING COVERAGE = 30% PROPOSED COVERAGE = (62,435 SQ.FT./9,397 AC) = 15.3% (PHASE I & II) PHASE II COVERAGE = (42,452/5,671 AC) = 17.2% (PHASE II)	
OPEN SPACE: MINIMUM OPEN SPACE REQUIRED = 15% PROPOSED OPEN SPACE = (100,031 SQ.FT./9,397 AC)=24.4% (PHASE I & II) PHASE II OPEN SPACE = (72,296 SQ.FT./5,671 AC)=29.3% (PHASE II)	
BUILDING INFORMATION (PHASE II ONLY):	
HAMPTON INN 19,575 SQ.FT. (FOOTPRINT) 122 ROOMS BUILDING HEIGHT = 51'-0" (4 STORIES)	HILTON GARDEN INN 22,877 SQ.FT. (FOOTPRINT) 109 ROOMS BUILDING HEIGHT = 60'-0" (5 STORIES)
PARKING CALCULATIONS:	
PARKING REQUIRED FOR PHASE I BUILDINGS = 261 SPACES (PREVIOUSLY APPROVED FOR PHASE I CONSTRUCTION DRAWINGS)	
HOTEL: REQUIRED PARKING = 1 SPACE PER ROOM + 1 SPACE PER EMPLOYEE TOTAL ROOM COUNT = 231 TOTAL ANTICIPATED EMPLOYEE COUNT ON LARGEST SHIFT = 18	
TOTAL REQUIRED PHASE II PARKING = 249 SPACES TOTAL REQUIRED PARKING (PHASE I & II) = 510 SPACES	
TOTAL PARKING PROVIDED = 515 SPACES INCLUDING 18 H/C SPACES	
BICYCLE RACK PARKING PROVIDED = 4 RACKS (PHASE I AND PHASE II)	

NOT FOR CONSTRUCTION

XREF: L:\2012070\DWG\TOPO-12070.DWG
XREF: L:\2012070\DWG\SITE PLAN-PHASE II\CBASE-12070(PH2).DWG
XREF: L:\2012070\DWG\SITE PLAN-PHASE II\BLK-12070(PH2).DWG

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK
1	10/14/13	ISSUED FOR CITY COMMENTS	JPB	

CAUTION!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND DEPTHS PRIOR TO ANY CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. THEY ARE SUBMITTED TO THE CITY OF TROY FOR REVIEW AND NOT TO BE USED, REPRODUCED OR COPIED IN WHOLE OR IN PART, OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE RESERVED. PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO NOTIFY PROFESSIONAL ENGINEERING ASSOCIATES, INC. IMMEDIATELY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR CONSEQUENTIAL, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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Fax: (248) 689-1044
website: www.peainc.com

GROUP 10 MANAGEMENT
30500 NORTHWESTERN HIGHWAY, SUITE #625
FARMINGTON HILLS, MICHIGAN 48334

OVERALL SITE PLAN
THE GALLERIA OF TROY - PHASE II
PART OF THE SOUTHWEST 1/4 OF SECTION 21, T. 2N, R. 11E,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	PB	DN.	PB	SUR.	KTR	P.M.	JPB
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ORIGINAL
ISSUE DATE: AUG. 19, 2013
PEA JOB NO. 2012-070

SCALE: 1" = 50'

DRAWING NUMBER:

P-2.0